

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>JOHN N. TEDFORD, IV (SBN 205537) jtedford@DanningGill.com DANNING, GILL, ISRAEL & KRASNOFF, LLP 1901 Avenue of the Stars, Suite 450 Los Angeles, CA 90067 T: (310) 277-0077 F: (310) 277-5735</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Jason Rund, Chapter 11 Trustee</p>		<p>FOR COURT USE ONLY</p>	
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</p>			
<p>In re:</p> <p>VALLEY EQUITIES, LLC,</p> <p>Debtor(s).</p>		<p>CASE NO.: 2:20-bk-15688-BB</p> <p>CHAPTER: 11</p>	
		<p>NOTICE OF SALE OF ESTATE PROPERTY</p>	

Sale Date: 12/02/2020	Time: 10:00 am
Location: Courtroom 1539, 255 E. Temple St., Los Angeles, CA [Sale hearing to be conducted by zoom]	

Type of Sale: ☒ Public ☐ Private

Last date to file objections: 11/18/2020

Description of property to be sold:

All of the estate's right, title and interest in real property located at 444 North H Street, San Bernardino, California.

Terms and conditions of sale:

Without limiting the terms of the purchase and sale agreement attached to the Trustee's motion: Sale is "as is," "where is" and "with all faults," without any representations or warranties. Subject to overbids, the price is \$1,070,000. Sale will be free and clear of liens pursuant to section 363(f) of the Bankruptcy Code.

Proposed sale price: \$ 1,070,000.00

Overbid procedure (if any):

See Exhibit 2 to the motion for more details. By 11/30/20 at 5:00 pm, overbidders must deliver (a) a \$50,000 deposit and (b) a written offer on the form attached to the proposed overbid procedures (Exhibit 2 to the motion). Initial overbid must be at least \$1,100,000. Trustee will propose that subsequent overbids be at least \$10,000 higher than the last bid.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

December 2, 2020
10:00 a.m.
Courtroom 1539
255 E. Temple St.
Los Angeles, California
[To be conducted by zoom]

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Rocky Moran
Lee & Associates Commercial Real Estate Services
3240 Mission Inn Ave.
Riverside, CA 92507
Telephone (office): 951.276.3681
Telephone (cell): 949.300.5817
RMoran@lee-associates.com

Date: 11/03/2020

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is 1901 Avenue of the Stars, Suite 450, Los Angeles, CA 90067-6006.

A true and correct copy of the foregoing document entitled (*specify*): NOTICE OF SALE OF ESTATE OF PROPERTY will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) November 3, 2020 I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- Ronald W Ask elc@elderlawcenter.net
- Eryk R Escobar eryk.r.escobar@usdoj.gov
- Brad Krasnoff bkrasnoff@DanningGill.com, danninggill@gmail.com; bkrasnoff@ecf.inforuptcy.com
- Kenneth G Lau kenneth.g.lau@usdoj.gov
- Christopher Minier becky@ringstadlaw.com, arlene@ringstadlaw.com
- Jason M Rund (TR) trustee@srlawyers.com, jrund@ecf.axosfs.com
- Richard L. Sturdevant rich@bwlawcenter.com
- John N Tedford jtedford@DanningGill.com, danninggill@gmail.com; jtedford@ecf.inforuptcy.com
- United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov

☐ Service information continued on attached page.

2. SERVED BY UNITED STATES MAIL:

On (*date*) _____, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page.

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page.

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

November 3, 2020

Date

Patricia Morris

Printed Name

/s/ Patricia Morris

Signature